

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: : Bankruptcy No. 18-24582-JAD
:
ANDREW D RYAN : Chapter 7
QUINN NICOLE RYAN :
Debtor :
:
Natalie Lutz Cardiello, Trustee :
Movant :
:
v. : **DEFAULT O/E JAD**
:
No Respondent(s) :

ORDER APPROVING RETENTION OF REALTOR/BROKER

AND NOW, this 31st day of May, 2019, upon consideration of the **APPLICATION OF TRUSTEE TO EMPLOY REAL ESTATE BROKER**, it is ORDERED, ADJUDGED and DECREED as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. **KEVIN SHANER AND EXP REALTY, LLC**, 1761 GOLDEN MILE HWY, MONROEVILLE, PA 15146 is hereby appointed as Realtor for the Trustee in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Trustee's Broker in connection with the sale of real estate located at **1644 ASTER LANE, CRESCENT, PA 15046**. A realtor commission in the amount of \$4,000 or 5% of the sale price, whichever is higher, is tentatively approved, subject to final court order.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

Cc: Trustee
Debtor
Counsel
Realtor/Broker
Office of the U.S. Trustee

FILED
5/31/19 10:14 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA


sjk
HONORABLE JEFFERY A. DELLER, Judge
United States Bankruptcy Court

Certificate of Notice Page 2 of 2
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Andrew D Ryan
Quinn Nicole Ryan
Debtors

Case No. 18-24582-JAD
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2

User: dkam
Form ID: pdf900

Page 1 of 1
Total Noticed: 3

Date Rcvd: May 31, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 02, 2019.

db +Andrew D Ryan, 1644 Aster Lane, Crescent, PA 15046-3814
jdb +Quinn Nicole Ryan, 520 Blue Ridge Drive, Corapolis, PA 15108-5502
r +KEVIN SHANER, EXP REALTY, LLC, 1761 GOLDEN MILE HWY, MONROEVILLE, PA 15146-2011

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 02, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 31, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Quicken Loans Inc. bkgroup@kmlawgroup.com
John C. Brzustowicz on behalf of Debtor Andrew D Ryan bmmlaw@brzmar.com
John C. Brzustowicz on behalf of Joint Debtor Quinn Nicole Ryan bmmlaw@brzmar.com
Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,
jbluemle@bernsteinlaw.com
Natalie Lutz Cardiello ncardiello@comcast.net, ncardiello@ecf.axosfs.com
Natalie Lutz Cardiello on behalf of Trustee Natalie Lutz Cardiello ncardiello@comcast.net,
ncardiello@ecf.axosfs.com
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov
S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,
srk@sjwpgh.com; PNGbankruptcy@peoples-gas.com

TOTAL: 8